

discharged from all liability for the application of the purchase money, and shall apply the proceeds of said sale or conveyance, first to pay all proper costs, charges and expenses, including counsel fees and all other fees and costs herein provided for, and all moneys advanced for taxes, insurance and assessments, with interest thereon as provided herein, and all taxes, general and special, due upon said land and Premises at the time of sale or conveyance, and to retain as compensation a commission of 5% on the gross amount of sales; second, to pay whatever may then remain unpaid of said Note, and the interest thereon and the additional interest to date of payment, it being agreed that said Note shall, upon such conveyance being made before the maturity date of said Note or before the maturity date of any renewal or extension thereof, be and become immediately due and payable at the election of the holder thereof; and last, to pay the remainder of said proceeds, if any, to Grantor, its successors or assigns, upon surrender and delivery to the purchaser, its heirs or assigns, of possession of the premises so as aforesaid conveyed, less the expense, if any, of obtaining possession.

5. Right to Commission and Fees: That if the said property shall be advertised for sale as hereinabove provided, but be withdrawn from sale or for any other reason be not sold, the Trustees acting shall be entitled to one half the commission above provided, to be computed on the amount of the debt hereby secured or so much thereof as remains unpaid, including any advances and accruals, and any fees of attorneys or auctioneers, or any other incidental expense shall be charged to and be paid by Grantor.

6. Taxes, Assessments, Insurance: That Grantor will pay when due all taxes or assessments, general or special, now